



April Cottage | Mill Green | Stonham Aspal | IP14 6DA

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# April Cottage, Mill Green, Stonham Aspal, Suffolk, IP14 6DA

*“Bustling with character, a picture perfect ‘chocolate box’ thatched cottage full of quirky charm standing in a generous plot with garage & parking and recently benefitting from an updated heating system now achieving a ‘D’ rate banding”*

## Description

An enchanting four/five-bedroom thatched cottage believed to date from the 17<sup>th</sup> Century boasting a wealth of characterful features located in this highly sought-after Mid-Suffolk village with the added advantage of not being Listed.

The accommodation comprises: entrance lobby, dining room, bedroom/study, day room/sitting room, kitchen, bathroom, further sitting room, two bedrooms, first floor landing, two further bedrooms and cloakroom.

The property further benefits from a completely re-thatched roof which was completed in 2020 and an upgraded heating system in 2022 which is reflected in the property's new EPC rating. This quintessential Suffolk cottage now with ECON 7 Dimplex Heaters to the Dining Room and Living area as well as a newly lagged tank to the bathroom could now lend itself as good investment for a Holiday Let (subject to the necessary consents), second home or as a much-loved family home. The property offers; exposed timbers, feature brick inglenook fireplaces, some wood boarded flooring, and versatile living accommodation. April Cottage is also being offered to prospective purchasers with no chain beyond.

Outside to the front wrought iron gates open onto a blocked paved driveway which provides off-road parking and access to the detached single garage. The attractive south facing rear garden is generous in size and private in nature and mainly laid to lawn with inset mature shrubs and trees. Within the garden is a detached former ‘wash house’ which currently provides useful storage.

## About the Area

Stonham Aspal is located on the A1120 tourist route and provides a primary school and church. Nearby is 'Stonham Barns', which offers a variety of businesses along with post office, local shop, café/restaurant, hairdressers, golf driving range, owl sanctuary and Sunday car boot.

Local amenities including doctors' surgery, dentist, vet, supermarket, high school and sports centre can be found in the neighboring village of Debenham and on a larger scale in the nearby town of Stowmarket.

Stonham Aspal is centrally located within a 20-mile radius of Lavenham, Bury St Edmunds, Diss, Woodbridge, Framlingham, Ipswich and Snape, near Aldeburgh and has good access to various road networks via either the A12, which links to London and the M25 to the south and the Suffolk Heritage Coast to the north. The A14 provides access to The Midlands and the M11 to the West. Mainline rail links to London Liverpool Street are available from Ipswich and Stowmarket.

## The accommodation comprises:

### Entrance Lobby

Two oval windows to either side, wall-light and glazed bi-folding door to:

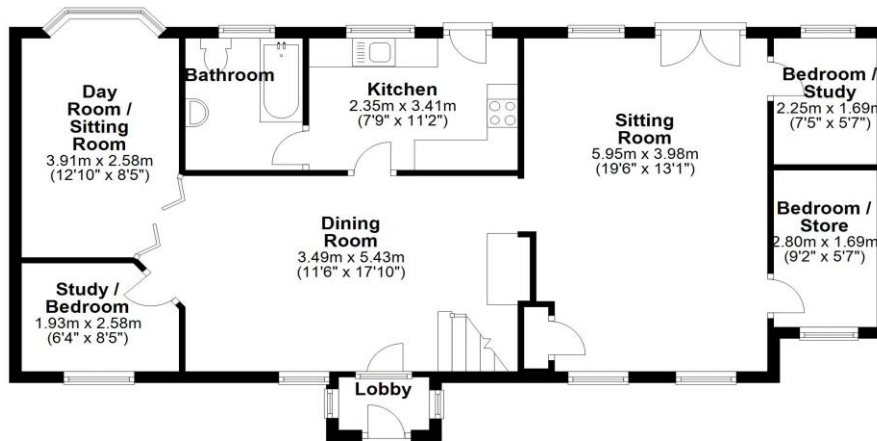
### Dining Room Approx 17'10 x 11'6 (5.43m x 3.49m)

Two windows to front elevation, newly installed Eco 7 Dimplex storage heater, secondary radiator, exposed timbers, exposed brickwork, feature brick fireplace with bressumer beam over, wall-lights, opening to sitting room, bi-folding doors to Day Room/Sitting Room, door to stairs and kitchen and door to:



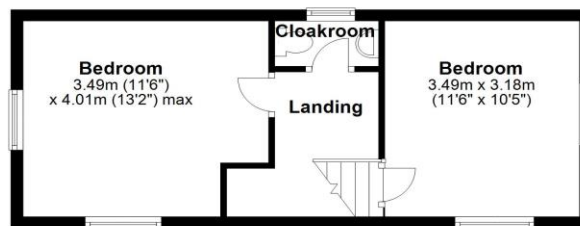
## Ground Floor

Approx. 83.4 sq. metres (897.9 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 115.2 sq. metres (1239.6 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### Bedroom/Study Approx 8'5 x 6'4 (2.58m x 1.93m)

Window to front elevation, radiator and exposed timbers.

### Day Room/Sitting Room Approx 12'10 x 8'5 (3.91m x 2.58m)

Two windows to side elevation, bow window to rear elevation, radiator, exposed timbers and wall-lights.

### Kitchen Approx 11'2 x 7'9 (2.35m x 3.41m)

Fitted with one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units incorporating glazed display units, pantry cupboard, tiled splash backs, space for fridge, cooker (recently installed cooker point) and washing machine, radiator, access to loft, window to rear elevation, part-glazed door to outside and door to:

### Bathroom

Comprising bath with electric shower over, shower screen, low level flushing w.c, pedestal hand wash basin, part-tiled walls, radiator, frosted window to rear elevation, built-in airing cupboard housing newly lagged hot water tank, thermostat and immersion heater as well as a wall-mounted electric heater.

### Sitting Room Approx 19'6 x 13'1 (5.95m x 3.98m)

Windows to front, side and rear elevations, French door opening to the rear patio, feature brick fireplace with bressumer beam over, two built-in storage cupboards, newly installed Eco7 Dimplex storage heater, two further radiators, exposed timbers, feature triangular stain glazed internal light, wall-lights and doors to:

### Bedroom/Storage Room Approx 9'2 x 5'7 (2.80m x 1.69m)

Window to front elevation, radiator and exposed timbers.

### Bedroom/Study Approx 7'5 x 5'7 (2.25m x 1.69m)

Window to rear elevation, radiator, exposed timbers and hatch with pull-down ladder to storage area.

### First Floor Landing

Round window to front elevation, exposed timbers, exposed brickwork and doors to:

### Bedroom Approx 11'6 x 10'5 (3.49m x 3.18m)

Window to front and side elevations, wooden floorboards and radiator.

### Cloakroom

Comprising low level flushing w.c, pedestal hand wash basin, tiled splash backs, water heater and window to rear elevation.

### Bedroom Approx 13'2 max x 11'6 (4.01m max x 3.49m)

Window to front and side elevations, radiator, exposed timbers, part-wood panel walls, wooden floorboards, exposed red brick chimney breast and built-in storage cupboard.

### Outside

To the front of the property, wrought iron gates open to a block paved driveway which provides off-road parking and access to the **detached garage** offering power and light. The remainder of the front garden is screened by mature hedging and laid to lawn with shaped gravel borders and planted with trees and shrubs. Within the front garden are two pedestrian gates located either side of the garage allowing access into the rear garden.

The south facing generously sized attractive rear garden is enclosed, private in nature and mainly laid to lawn with inset trees, shrubs and patio which beautifully connects the sitting room and kitchen to the outside space.

Within the rear garden is an outside tap, courtesy lighting and a detached former 'wash house' which is currently being used as useful storage space.

### Agents Note

The current owner of April Cottage wishes to include some of the contents of the property in the sale. Neither Town and Village Properties or the vendor provide any warranty or guarantees on any items included. The property value is based on exclusion of any goods.





April Cottage Mill Green Stonham Aspal STOWMARKET IP14 6DA	Energy rating <b>D</b>
Valid until <b>30 November 2032</b>	Certificate number <b>0968-2200-3702-1084-3400</b>

Property type	Detached house
Total floor area	119 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



### Disclaimer

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Town and Village Properties  
Grove House, 87 High Street  
Needham Market  
Suffolk  
IP6 8DQ

Email: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)

Needham Market  
and surrounding villages  
01449 722003

Ipswich  
and surrounding villages  
01473 214420

Stowmarket  
and surrounding villages  
01449 722003

Debenham  
and surrounding villages  
01728 469308

London  
Showroom  
020 7409 8403